

CHINGFORD GREEN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

November 2020



CHINGFORD GREEN CONSERVATION AREA APPRAISAL

CONTENTS

Introduction	3
Location	3
Planning Policy	5
Public Consultation	6
Summary of Special Interest	7
Heritage Assets	7
Archaeological Priority Zone	8
History	10
Spatial Character	13
Introduction	13
Built spatial character	13
Views	14
Trees & Green Spaces	15
Building Uses	17
Architectural Character	19
Introduction	19
Materials	19
Details	20
Shop fronts within the Conservation Area	20
Buildings Making a Positive Contribution to the Conservation Area	22
Shopfronts Making a Positive Contribution to the Conservation Area	36
Assessment of Condition	38
Appendix One – Statutory List Descriptions	40
Appendix Two – Local List Descriptions	43
Glossary	44

Written & prepared by Mike Fox and Hisham Husain for London Borough of Waltham Forest
All images taken by Alan Palmer, unless stated otherwise

INTRODUCTION

As set out in the *Planning (Listed Buildings & Conservation Areas) Act 1990*, conservation areas are designated heritage assets that possess special architectural or historic interest that it is desirable to preserve or enhance, through effective management and ongoing maintenance.

The concept of protecting areas, as opposed to listing individual buildings, was introduced by the *Civic Amenities Act of 1967*, and since then over 9,000 such areas have been designated across England. Each conservation area varies in size and will have been identified in recognition of its unique and individual qualities.

The Chingford Green Conservation Area was designated by the London Borough of Waltham Forest in 1990, owing to its special architectural and historic interest, as an historically important local centre within the borough, containing a fine mix of buildings dating from the early-modern period onwards, including seven that are statutory listed.

The purpose of this document, along with the associated management plan, is to ensure that the conservation area's designation is clearly justified, to provide a sound basis, defensible on appeal, for planning policies and planning decisions, and to ensure its special character is maintained and enhanced overtime.

It looks at the more obvious aspects of the conservation area such as its buildings and architectural development, as well as less tangible features such as spatial character that make the area "special".

Location

The Chingford Green Conservation Area is situated in the very north of the borough, located on the high ground on the eastern edge of the Lea Valley, roughly equidistant between the reservoirs & former marshes to the west and Epping Forest to the east and north.

At its heart is the Green, a triangle of former forest land on which stands the 19th century parish church and churchyard of St Peter & St Paul, bounded by the A110 Kings Head Hill/The Green/Kings Road to the southwest, the A1069 Station Road to the southeast, and The Green Walk to the north.

The area is linked to Highams Park, Walthamstow, and central London via the London Overground at Chingford Station, located some 500m to the north east, and a number of bus routes pass through the conservation area connecting it with local and further afield areas.

The conservation area comprises the following properties:

Carbis Close: 1

The Green: Courtlands; Highcroft; Beechcroft; The Lodge; Kilgreana; Tudor Lodge; Summerdown; Elmdene; 1-6 (all); Crown Buildings and Crown Garage; Bull and Crown Public House; St. Peter's and St. Paul's Church

The Green Walk: 1-10 (all); Mornington Hall; 1-4 Jubilee Villas; Creswick Cottage; Carbis Cottage

King's Head Hill: 1-7 (odd); 4; King's Head Public House; Police Station

Kings Road: 1 (Presbytery)

Mornington Road: North Chingford Library & Chingford Assembly Hall

Queen's Walk: 1-4 (all)

The Ridgeway: 1a-c

Station Road: 1-47 (odd); Electric House; St. Mary's R.C. Junior School; Our Lady of Grace & Saint Teresa of Avila Roman Catholic Church; Chingford Methodist Church

Woodberry Way: 73 and 74

The conservation area boundary is as follows:



FIGURE 1: CONSERVATION AREA BOUNDARY

Planning Policy

As part of the Planning (Listed Buildings & Conservation Areas) Act 1990, it is a statutory duty of local planning authorities to consider both the designation of new conservation areas, and also to conduct timely reviews of those areas that have already been designated. Best practice for a review is every five-to-ten years.

As part of this process local authorities should produce conservation area appraisals and management plans to assess the condition of conservation areas, and to suggest solutions to identified problems. Management plans may also include proposals for altering existing conservation area boundaries, both extending and where appropriate reducing them. The Chingford Green Appraisal and Management Plan were last updated in 2010.

Once adopted, conservation area appraisals and management plans become material considerations in the planning process and should provide a sound basis for reaching decisions on planning applications within the conservation area.

The National Planning Policy Framework 2019 (NPPF) outlines the government's approach towards the application of planning policy. Conservation areas are classed as Designated Heritage Assets, and paragraph 185 states that "Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats".

Paragraph 200 states that local planning authorities should, "look for opportunities for new development within Conservation Areas... to enhance or better reveal their significance". It goes on to say that "Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably".

Paragraph 201 provides further guidance: "Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole".

In all cases, the NPPF has a presumption in favour of sustainable development, and notes that heritage assets, "are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

This Conservation Area Appraisal defines and analyses the special architectural and historic interest of the Chingford Green Conservation Area

according to guidance published by Historic England. It seeks to define the elements of the Conservation Area that have the most significance and which make a positive contribution to the asset as a whole, and in doing so justifies why the Conservation Area was designated in the first place in 1990.

The subsequent management plan seeks to provide guidance and clarity to property owners, and makes recommendations for preserving and enhancing the conservation area.

Public Consultation

It is good practice that conservation area appraisals and management plans are subject to public consultation prior to their formal adoption, where comments and suggestions can be submitted on the contents of the draft documents.

Public consultation on this combined appraisal and management plan is scheduled to take place between 23rd November 2020 and 31st January 2021. This will include an online session, where Design and Conservation staff will be on hand to take questions about the content of the documents.

Letters of notification will be sent to all property owners, residents and tenants within the conservation area, and local amenity groups including Love North Chingford and Waltham Forest Civic Society will be approached for their feedback. The appraisal and management plan documents will be made available on the council's website, and notifications will also be sent out via the council's social media channels.

Comments received will be taken into account and will influence the final content of the documents, before it is formally adopted by the Council.

SUMMARY OF SPECIAL INTEREST

The Chingford Green Conservation Area is an historically important local centre within Waltham Forest, that contains some of the borough's oldest buildings as well as fine examples of Victorian and Edwardian architecture, several of which are statutory and locally listed. St Peter & St Paul's Church, at the centre of the conservation area, is one of only 13 Grade II* listed buildings within the borough, and as such is considered to be especially significant.

The conservation area has special interest as a locality that demonstrates clear evolution and development overtime, from a rural forested settlement, through to Victorian and Edwardian suburbanisation and expansion, as well as some limited later post war development. It retains a strong village feel, with a collection of religious, communal and civic buildings set around the historic Green.

Heritage Assets

The Conservation Area contains an eclectic mix of buildings including three churches, two pubs, a library and numerous houses and shops, built over a period in excess of four hundred years. These include seven statutory listed buildings and 16 locally listed buildings, which are identified below and shown in figure 2.

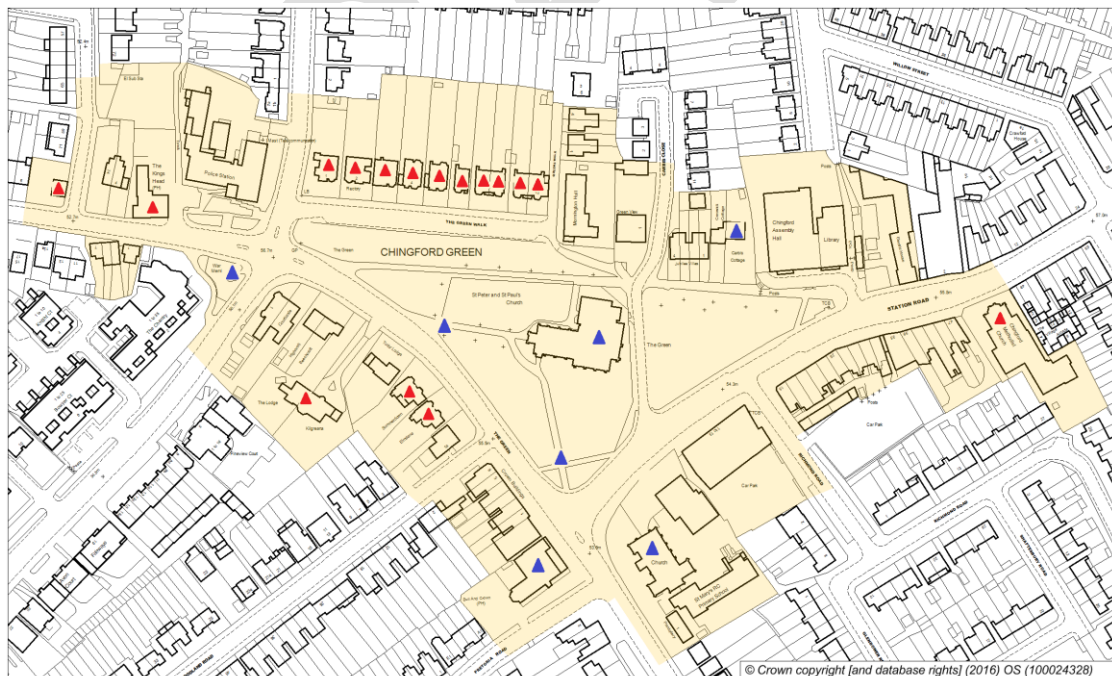


FIGURE 2: HERITAGE ASSETS WITHIN THE GREEN CONSERVATION AREA

- ▲ Statutory listed buildings
- ▲ Locally listed buildings

Statutory Listed

Carbis Cottage – Grade II listed
Chingford War Memorial – Grade II listed
Church of St Peter & St Paul – Grade II* listed
Church of St Peter & St Paul, churchyard gates and gatepiers (north and south, two separate listings) – Grade II listed
Church of Our Lady of Grace & St Teresa of Avila – Grade II listed
The Bull & Crown Public House (former) – Grade II listed

Locally Listed

Kings Head Public House
Chingford Methodist Church
1-10 The Green Walk
73 Woodberry Way
The Lodge & Kilgreana
Summerdown & Elmdene (pending current review of local list)

Archaeological Priority Zone

The Conservation Area contains no scheduled ancient monuments, but as a known site of 12th/13th century settlement it is entirely within an Archaeological Priority Area (APA), categorised as Tier 2.

The historic core of Chingford Green provides a good opportunity for undisturbed archaeology, in particular within the green itself, gardens and towards the south of the APA. The presence of former large water features and wells within this APA increases the potential for waterlogged remains which may preserve paleoenvironmental evidence. There have been no archaeological evaluations within or near to this APA to inform the likely depth of deposits, so the potential for anything of the settlement to survive below ground is not definitively known.

Development within the APA is therefore subject to Development Management policy DM28 of the Local Plan:

The Council will ensure the preservation, protection and where possible the enhancement of the archaeological heritage of the borough (See Schedule 23 and the Policies Map). Where proposals affect heritage assets of archaeological interest, preference will be given to preservation in situ. However, where loss of the asset is justified in accordance with national policy, the remains should be appropriately recorded, assessed, analysed, disseminated and the archive deposited.

The Council recognises that archaeology is an important way in which greater knowledge about the history of the borough can be discovered, and recognises that opportunities to carry out archaeological excavations usually

only arise during the course of new development. As such the Council will consult the Greater London Archaeology Advisory Service on planning applications within Archaeological Priority Areas.

The Council will seek to ensure that the most important archaeological remains and their settings are permanently preserved in situ, and if necessary are made available for public viewing.



FIGURE 3: MAP SHOWING THE ARCHAEOLOGICAL PRIORITY AREA. NOTE THAT IT EXTENDS SLIGHTLY BEYOND THE BOUNDARY OF THE CONSERVATION AREA.

HISTORY

Settlement in the Chingford area probably started in the Saxon period when subsistence farming began in clearings along the banks of the river Lea and in the great forest of Waltham, which covered much of the modern-day London Borough of Waltham Forest. By the time of the Domesday Book in 1086 Chingford consisted of two Manors; Chingford Earls & Chingford St Paul's, and had a population of 35 households, putting it in the largest 20 per cent of settlements recorded at that time.

It was and remained for centuries a remote and scattered rural parish consisting of three small hamlets at Chingford Green, Chingford Hatch and Low Street (now Sewardstone Road). The original parish church (All Saints) was, and still is, situated at the top of Chingford Mount some distance from these early population centres, and the two Manor houses were originally located by the river Lea in the farthest southwest corner of the parish, near to the modern North Circular Road.



FIGURE 4: MAP OF THE COUNTY OF ESSEX BY JOHN CHAPMAN & PETER ANDRÉ (1777)

Geographically, economically and administratively the area was detached from Walthamstow, Leyton, and the City of London to the south, and for centuries its main links were with the market towns of Waltham Abbey and Epping to the north. Unlike Walthamstow and Leyton which were in the Becontree Hundred, Chingford was within the Waltham Hundred along with Waltham Holy Cross, Epping, Nazeing, and Roydon hamlet.

Being too far out and isolated to attract wealthy City families to live there, Chingford remained a modest rural parish until well into the second half of the 19th century, cut off by poor roads, the Lea Valley to the west and the surviving swathes of forest to the north and east. The construction of the Epping New Road in the 1830's, which led to increased development elsewhere, passed far to the east of Chingford, which at the time still had a population of less than 1000 people.

There were however a number of gentry homes in the wider area, which clearly had its attractive and enticing qualities; Robert Snell, owner of Chingford Hall, wrote in 1720 that, *'I find the air sweet ... the spring water is very pure, the soil the best for gardening I ever knew'*.

Settlement around Chingford Green became more established in the 18th century, but it wasn't until 1884 that it gained significant local importance, with the erection of a new parish church; St Peter & St Paul's, on the triangle of forest land at its heart. Erected by Robert Boothby Heathcote, Rector of the parish and Lord of the manor of Chingford Earls, it replaced the church on the top of Chingford Mount which had fallen into disrepair, and it confirmed the Green as the heart of the parish.

Increased, albeit still modest development continued in the years following, but it wasn't until the late 19th century that Chingford's long isolation finally drew to a close. The steam railway line arrived in 1873, tolls were removed from the Chingford Mill bridge in 1877, and the new Rangers Road finally connected Chingford to the Epping New Road, which, combined with the Epping Forest Act passed in 1878 and the associated tourism and day-trippers that this brought, led to distinct marks of suburbanisation.



FIGURE 5: OS MAP, 1914. NOTE THE INCREASE IN SUBURBAN DEVELOPMENT TO THE NORTHEAST, IN THE YEARS FOLLOWING THE ARRIVAL OF THE RAILWAY.

As London spilled over the Lea Valley into southwest Essex, residential development in Chingford was at first slow, but ultimately inevitable. By the 1920's Chingford's fields had largely given way to suburban houses such as the Chingford Rise Estate, and Station Road had become the main shopping street of the area.

Continuous development to the south also meant that by 1934 Chingford was physically linked to Walthamstow by roads and new buildings, and in 1965 the incorporation of the municipal borough of Chingford into the new London Borough of Waltham Forest finally severed it administratively from Essex, with which it had been linked historically and geographically for over a thousand years.

Around the Green however, development was more restrained for a longer period. A small terrace of brick houses, "Jubilee Villas", was erected on the north side of the Green in 1897, but generally much didn't occur until the first half of the 20th century, and even then was sporadic; Parkhill Farm and its immediate site was redeveloped immediately before the first World War for the semi-detached houses in The Green Walk, yet the similar site of Green Farm nearby wasn't redeveloped until the 1950's when Chingford Library & Assembly Hall were built. Across the Green on the south side of Station Road numerous timber cottages, including Jones's forge, the village blacksmith's, survived until the 1930's when they were replaced by the mock-Tudor Co-operative store and the neo-Georgian shopping parade of 15 – 47 Station Road.

The development of Chingford from the 1880's onwards owed little to the early population centres, and only the area around Chingford Green is now recognisable as one of the former hamlets. The interesting diversity of buildings within the Conservation Area, spanning a period in excess of 300 years, echoes the transformation of the area from a small rural community to a suburb of modern London, and it is this character that the conservation area seeks to protect.

SPATIAL CHARACTER

Introduction

The character of a Conservation Area is created by the cumulative effect of its buildings, streets, public realm, trees and views, and consequently can be harmed by insensitive alterations to any of these elements.

This section analyses those spatial characteristics contributing to the character and appearance of the Conservation Area, that it is desirable to preserve and enhance.

Built spatial Character

The conservation area's built spatial character is varied due to the ad-hoc and largely unplanned nature of its development over time, and this variety is apparent as one moves through and experiences its streetscape, with a wide selection of property types – of varying sizes, styles, ages and uses - to be seen. The only consistent thread is that the majority of the buildings face onto Chingford Green itself, which, with the church at its centre, remains the heart of the area.

Entering the conservation area along Station Road, one is confronted by three interwar shopping parades on the southern side, each distinct in style but now forming a continuous terrace, evoking a sense of uniformity, rhythm and enclosure to the streetscape. Each block is three storeys but with steeply pitched roofs giving the effect of four storeys, and are interspersed with views of chimneys and modest gables. Ground floors feature commercial premises with mostly single bay shopfronts, whilst residential and ancillary commercial spaces are found at the first and second floors.

Crossing Richmond Road, the built character changes, with the Co-op store continuing the pattern of ground floor retail use, but in a two-storey building in a contrasting arts and crafts/mock-Tudor style. Further variation is to be seen again in the other two buildings on the south side of Station Road, with a two storey vaguely modernist school building set back from the pavement edge, and the more elaborate Church of Our Lady of Grace & St Teresa of Avila, also set back but featuring a tower equivalent to three storeys in height. The sense of enclosure found further back on Station Road has somewhat disappeared by this point, with gaps in between plots, and more space between buildings and the pavement.

On the opposite side of Station Road, the built character is quite different and much more open, with the beginnings of the Green stretching west until it meets the churchyard and the A110, characterised by large trees and open space. The Green itself does not feature a boundary which further adds to the sense of openness. The two storey Library and Assembly Hall building is set back from the main road and partially obscured by trees, but continues the typical character feature of an active and animated ground floor use.

Crossing Carbis Close, one notes the rear of the Church of St Peter & St Paul and the boundary hedge around the churchyard, but the character remains largely unaltered, if not quite as open due to the hedge and wall adding some increased sense of enclosure.

At the junction of Station Road and The Green, a further change in character is noted, with the wide road junction dominating the space and forming something of an inhospitable barrier. The former Bull and Crown public house faces the junction and is the tallest building within the conservation area, aside from the spire of St Peter & St Paul's, and features very generous floor to ceiling heights and a large mansard roof.

Moving north along The Green a similar pattern is seen as that on Station Road, with the west side featuring two storey pitched-roof properties with ground floor commercial uses and ancillary commercial or residential above, whilst the east side is open due to the churchyard and the green. The properties on the west are further set back from the pavement edge than their equivalents on Station Road, and as such the space does not feel quite so enclosed.

Moving further north along the Green, a slight change in the built character sees the introduction of larger detached residential properties, set back from the road, many behind walls and hedges. This character continues until the Kings Head Hill road junction, which has a distinctly open character due to both the wide carriageways, and the green space around the war memorial. This sense of openness is also aided by the long views down towards the reservoirs. A large police station building at the junction is set back from the road behind planting, softening its impact on the townscape.

Travelling back into the conservation area from the junction, the north side presents a more enclosed space, with both the Green Walk and the path through the green flanked by tall trees. The Green Walk features a terrace of two storey detached and semi-detached residential properties, set back from the road, as well as a number of other properties including the modest but significant Carbis Cottage, a timber boarded property overlooking, but set back from, the Green. The Church of St Peter & St Paul is the prominent building in this part of the conservation area, with its main entrance topped by its spire facing Kings Head Hill and the pedestrian path across the Green.

Views

The Conservation Area is located on the high ground at the eastern edge of the Lea Valley and there are extensive long views across to the reservoirs to the west from the top of Kings Head Hill and from the western end of the Green (View 1).

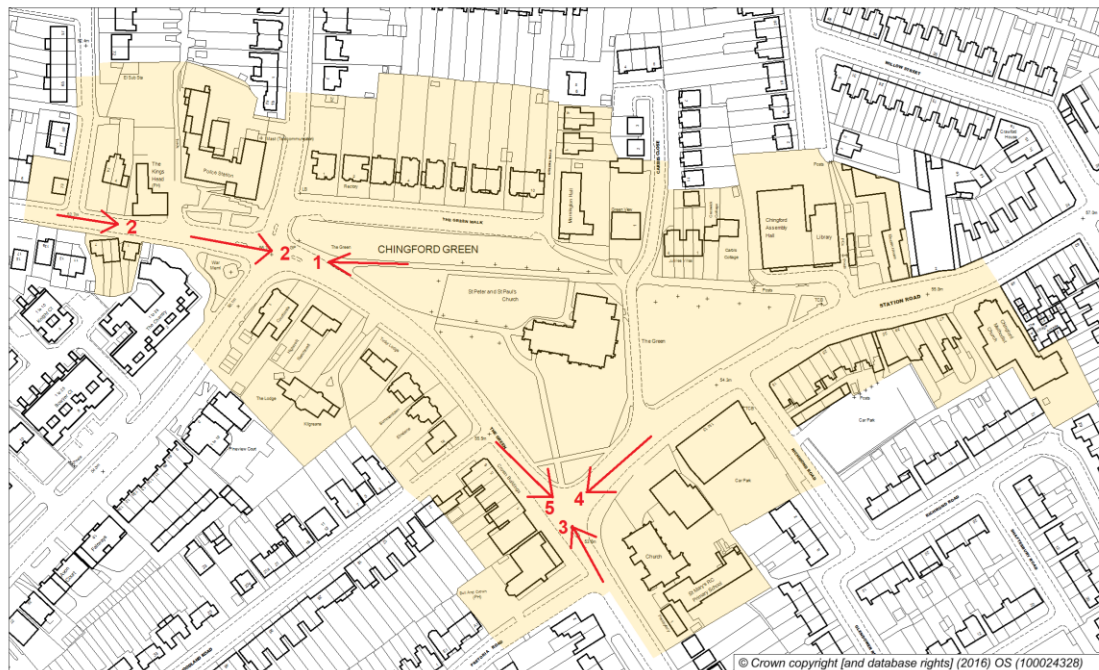
Coming up the hill from the valley floor the first landmark of note is the Kings Head pub at the summit, followed shortly afterwards by the landmark gothic

spire of St Peter & St Paul's church, rising above the canopies of the numerous mature trees that surround it, and the avenue of trees which lead to its west door (View 2).

The tree cover on the Green is equally significant when approached from the southeast and northeast, (Kings Road and Station Road) to the extent that in summertime the spire of the church is largely concealed from these directions by the density of their canopies (View 3).

The key landmark building from these latter directions is the richly decorated former Bull & Crown public house, the scale and flamboyance of which dominates what is now a very busy junction (View 4).

The nearby Catholic church is almost totally concealed from Kings Road by attractive greenery, but is visible in some closer views from the junction of the Green and Station Road, looking south, where its tower can be seen against open skies (View 5).



INDICATIVE MAP SHOWING IMPORTANT VIEWS INTO AND OUT OF THE CONSERVATION AREA

Trees & Green Spaces

By far the most important green space within the Conservation Area is the remnant of forest land at its heart, Chingford Green itself. The original settlement had developed around this large “village green” long before the new church and churchyard was built in 1844, and the relationship between the open space and the surrounding buildings is the most enduring feature of the Conservation Area.

Today the surviving areas of the Green outside of the extensive churchyard are owned by the Corporation of the City of London as Conservators of Epping Forest, but maintained by the Council. It is characterised by clipped grass and numerous mature trees, largely around the periphery, and is traversed east-west by a resin bonded public footpath enabling pedestrians to cross the Green away from the noise and fumes of nearby traffic.



Second only to the Green in importance is the churchyard of St Peter & St Paul's, which whilst originally part of the Green itself now has a character of its own. Enclosed by a low wall and thorn hedge, and traversed by gravelled paths, the churchyard contains not only a wealth of graves and memorials but also a large number of mature trees, including a formal avenue leading to the main doors and a number of Holm Oaks. The hedges and trees are a valuable feature of the churchyard, providing not only a sylvan, almost rural setting for the Church, shielding it from traffic on the western and southern boundaries, but also a haven for wildlife.

Substantially smaller in scale but also of considerable importance, are the well-maintained landscaped grounds of the Catholic church of St Teresa of Avilla and Our Lady of Grace. These contain a large number of trees & shrubs, many of which are evergreen, and provide a more intimate and delightful setting for the building just yards from the noisy Station Rd/Kings Road junction.

Other green spaces of importance, albeit substantially smaller, exist at the junction of the Ridgeway/Kings Head Hill, outside the Police Station, and on the Station Road frontage immediately to the east of the Library.

The first of these spaces comprises bedding plants, clipped grass and a backcloth of mature trees, and provides a suitably dignified landscaped setting for the Chingford War Memorial, unveiled in 1921 by Lord Lambourne, and now Grade II listed.

The space outside the Police Station is similar in character and includes a number of particularly valuable mature trees which provide a welcome degree of softening for the uncompromising architecture of the police station itself.

The last of these three sites, now unfortunately enclosed by a chain link fence and poorly maintained, was for many years the landscaped "garden" for the adjacent Electricity showroom and depot, and still contains a number of attractive trees which add to the greenery of the area.

In addition to the public green spaces, there are a number of private properties that feature front gardens which contribute positively to the character of the conservation area, creating a soft green edge between public and private land. This aspect is particularly noticeable on the west side of The Green, and on The Green Walk.

Whilst in some cases only fragments of front garden planting survive, with many replaced overtime by hard paving for driveways, these remnants still remain a valuable characteristic of the conservation area. Where possible, reintroduction of garden planting would be welcomed and would have considerable beneficial effects.

In the footpaths the council continues to plant street trees where space permits, although the size and dominance of the Green with its high number of mature "forest-type" trees tends to make this less important than in other more urban conservation areas, forming as it does a substantial green oasis at the heart of the area.

Trees on private land also contribute significantly to the greenery of the area, most importantly within the curtilages of St Peter & St Paul's church and the church of Our Lady of Grace, but also at a smaller scale within the gardens of some of the larger residential plots within the area.

Building Uses

The conservation area contains a diverse mix of building types and uses, including commercial, residential, civic, religious, and social/entertainment spaces, reflecting its long history as a 'village centre' and latterly as a more suburban commercial centre, with a substantial residential population. In some cases, building uses remain largely the same as they were many years previously, notably the churches and two public houses.

The south side of Station Road contains the largest concentration of commercial premises, with a variety of small and medium sized units at street level, including cafes, charity shops, florists, butchers, bakers, supermarkets

and a chemist, with a mix of independent stores as well as chains. The other small concentration of retail units is found on the west side of The Green, where a number of cafes, takeaways and restaurant units are situated. Above these two concentrations of commercial uses are a mix of ancillary and residential uses.

The Kings Head Pub is the only de facto public house remaining in use in the conservation area, although the former Bull and Crown Public House remains in use as a restaurant, which continues something of its original built purpose.

The conservation area contains three church still in active use, providing religious functions as well as other activities that serve the whole community; St Peter & St Pauls for instance regularly hosts music recitals and performances.

Civic and public functions are also present, notably with the Library and Assembly Hall building facing onto the Green, as well as the Police Station located towards the conservation area boundary. The war memorial at the junction of Kings Head Hill and The Ridgway also provides an important civic function, as a physical symbol of remembrance.

Finally, residential use is found in abundance around the conservation area, notably on its western and northern sides, with a wide range of residential properties including flats, detached and semi-detached houses, cottages, and one larger historic house, now split into two homes.

The wide array of different building uses contributes to the significance of the conservation area, demonstrating the history of Chingford's development and evolution over a long period of time.

ARCHITECTURAL CHARACTER

Introduction

The most visible and well-known aspect of any Conservation Area are its buildings. Most historic buildings within a conservation area contribute to its special interest, and their loss would have an impact on the historic character of the area as a whole. Buildings making a positive contribution to the character and appearance of the Chingford Green Conservation Area are discussed in this and the subsequent section.

It should be noted that the omission of any particular building does not mean it is of no importance, and advice should always be sought before considering the alteration or demolition of any building within the conservation area from the Council's Conservation Officer and Development Management team.

Materials

The diverse collection of buildings that exists within the Conservation Area means that there is a similar diversity in the building materials and finishes to be found, with a range of materials to be noted.

Historically the traditional building material of the area was timber, and modest timber-framed weather-boarded buildings would have been the most common building type for centuries. However very little of rural Chingford survived the late 19th and early 20th century development of the area, and only a handful of timber buildings survive within the Conservation Area today; Carbis cottage, Creswick cottage, and 3, 5 & 7 Kings Head Hill.

By far the most common facing building material now found in the conservation area is brick, in almost the full range of colours available; creams, yellows, browns, buffs, reds and oranges.

White-painted "Arts & Crafts" inspired roughcast render is also in evidence as an original "half" finish on the Edwardian terrace 1-10 The Green Walk, and unpainted roughcast render also features on the substantial pair of semis at the junction of The Ridgeway and the Green. Sadly, large areas on the latter have been replaced at some time by less appropriate modern spar dash.

St Peter & St Paul's church features large amounts of flint flushwork, which is particularly notable as being almost unique in the borough. A similar rarity to the locale is the use of buff terracotta on the former Bull and Crown public house.

Roofing materials were traditionally grey Welsh slate for most early 19th century and Victorian properties, and machine-made plain clay tiles for most Edwardian and inter War buildings, and these finishes still predominate within the area. The odd exceptions can however be found in the hand-made plain clay roof tiles surviving on Carbis cottage, asbestos cement slates which can

be found on Mornington Hall, and unfortunately the occasional use of inappropriate concrete tiles which have replaced the original finish.

All original roofs have lead flashings/soakers and painted cast-iron rainwater goods as traditional features. Much of the latter still survives today, although plastic replacements are now a common feature of the area. Black is the most common finish, although historically there would have been a greater diversity, reflecting the colour schemes of the various houses themselves.

Chimney stacks, typically topped with either yellow clay or terracotta chimney pots, were and remain characteristic features of the roofscape, although many have regrettably been lost over the years.

Painted timber doors in a variety of styles, and timber windows, whether box sashes or casements, are the original features for all domestic buildings within the area. A white or off-white painted finish for windows now predominates, although in most cases this is simply a modern trend rather than a traditional finish.

Pavements and public spaces are also varied in material, with use of resin bound gravel on public footpaths around the Green, and more typical tarmac and paving slabs for footways, and asphalt for the road carriageway. On The Green, outside the former Bull and Crown public house, there can be found modern granite setts and cobbles.

Lighting within the Conservation Area is provided by replica “Victorian pattern” streetlights and contemporary fittings on the main roads, all installed and maintained by the Council. These are considered to be attractive and generally held to make a positive contribution to the special character of the area.

Details

The conservation area contains an abundance of attractive architectural detailing, in the form of window surrounds, corbels, gables, plaques, ironwork, and other small decorative finishes. These are addressed individually below when looking at buildings that contribute positively to the conservation area.

Shop fronts within the Conservation Area

As part of a local retail centre, the conservation area features a wide variety of different shopfront types. Regrettably, most of these have not been immune from ill-considered alterations over the years, with the majority of original shopfronts having been replaced with modern aluminium examples. Numerous poor-quality external security grilles are also in evidence, and there are a number of examples of crude and gaudy fascias/shop signs. All these unsympathetic changes detract from the originality of the shopping parades and their special character and appearance.

Where original details do survive, such as fascias, corbels, cornices, and stall risers, it is important that they are conserved and enhanced as appropriate, and the council will encourage this when future changes to shop fronts are proposed.

Where details have been lost over time – which is common in most of the Chingford Green Conservation Area shopfronts - reinstatement is possible, using surviving examples, within the conservation area and beyond, as reference points. Loss of original details is particularly noticeable where larger shops units have been created by knocking single units together, upsetting the defined rhythm of the streetscape, although within Chingford Green this is rare.

The council's [Supplementary Planning Document](#) (SPD) on shop front design contains further information about what is considered to be appropriate for shops located within conservation areas, and the SPD should be consulted before changes are made to shop units.

As with any changes to buildings within the conservation area, owners are strongly encouraged to engage council officers early on in the planning process to ensure proposals are acceptable. Failure to do so may lead to enforcement action to reinstate original shop fronts.

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Chingford Green is a tightly bounded Conservation Area, and therefore most of the buildings within its boundary are considered to make a positive contribution to its character. In line with council planning policies, special attention will be paid to preserving or enhancing the special qualities of the buildings of the conservation area, and therefore the character and appearance of the area as a whole.

The buildings noted in this section include statutory listed and locally listed buildings, as well as those without any formal designation at the time this document was written. Waltham Forest Council undertakes to periodically review its local list, and some of the buildings included here may be added to the local and statutory lists in the future.

St Peter & St Paul's Church

Grade II* Listed



Erected in 1844, St Peter & St Paul's was built as a replacement for the old church on Chingford Mount, which at that time had fallen into serious disrepair.

It was designed by Lewis Vulliamy, a prolific and eclectic Victorian architect who worked in most of the "revival" styles during his lifetime, and who designed several other buildings within the borough.

It is in a Decorated Perpendicular Gothic style and built of gault bricks with flint flushwork, and, with its surrounding churchyard, dominates the Green. Its

elegant brick spire and distinctive crenellated parapets, pinnacles, and flying buttresses, a common Vulliamy feature, is the focal point of the area when approaching from the west.

By 1902 it was necessary to enlarge the church to cope with the vastly increased population of the area, and a substantial extension to the east end which doubled the footprint of the building was subsequently built to designs of Sir Arthur Blomfield, in a contrasting Perpendicular style but using matching materials. A single storey Vestry hall was added in 1970 on the north side of Blomfield's extension, but this is an uncompromising brick-built structure with a flat roof, of limited architectural interest.

The church sits within a low walled churchyard full of mature trees and gravestones, providing an attractive and spacious setting for the building, although the later bulky additions to the church have inevitably eaten into the original site and the setting is considerably more cramped at the eastern end. The two sets of gate piers at the south and west entrances are also listed Grade II in their own right.

Internally, the church features several items of note, including some fine stained glass by Clayton and Bell and Christopher Webb, a twelfth-century font, an eighteenth-century pulpit, and a 1907 Hill, Norman and Beard organ. The pews are also of interest as they are all memorial pews, installed in 1951 in commemoration of the church's centenary, and to mark the end of the Second World War.



Restoration works undertaken between 2018 – 2020 included high level roof repairs, reinstatement of the chancel pinnacles, and associated stone restoration. Whilst currently on the Historic England At Risk Register, it is hoped that these works will see it removed at the next revision by Historic England.

ST CHRISTOPHER STAINED GLASS WINDOW, BY CHRISTOPHER WEBB. IMAGE: MIKE FOX



Occupying a prominent corner plot at the junction of Station Road & Kings Road stands the most modern of the three churches within the Conservation Area, the Catholic church of Our Lady of Grace and St Theresa of Avila.

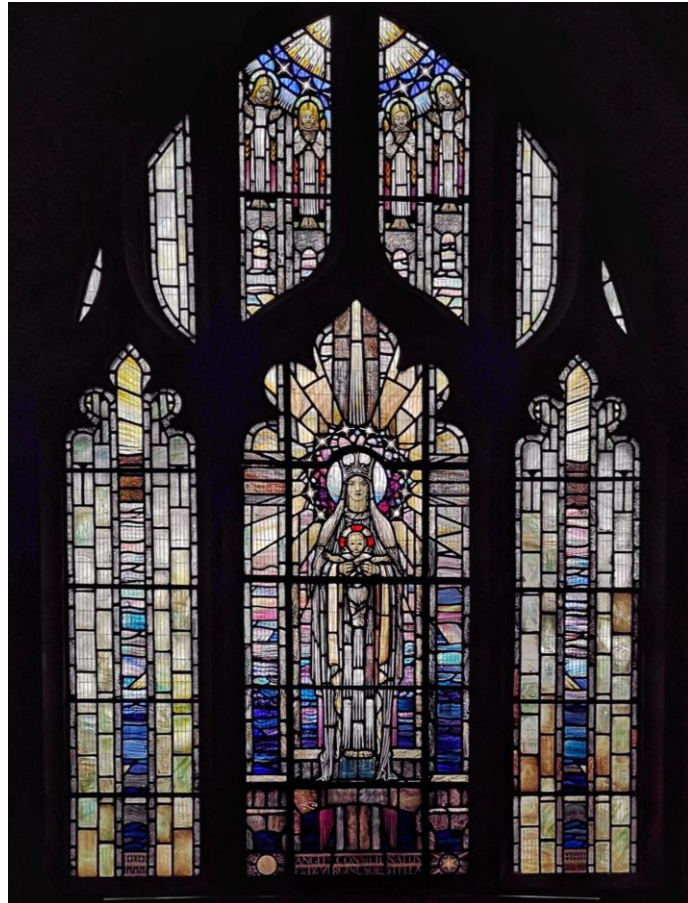


Designed and built by G. W. Martyn, construction began in 1931, although the church tower was not completed until 1955. The choice of Gothic Revival style, with arts and crafts detailing, is unusual for a Roman Catholic church of the period, it being more commonly associated with more Anglo-Catholic traditions.

Of brown brick construction with Ketton stone dressings and a clay tiled roof, the church has unusually fine materials and carving for the period, including a fine English Oak south porch with elaborate carvings by Don Potter, a noted local sculptor and woodcarver, and a pupil of Eric Gill.

Internally, the fine stone carving in the tracery of the windows and the quality of the timberwork is particularly notable. The main roof is of Austrian Oak and is an unusual amalgamation of arched braces and crownpost on elaborately carved corbels. The West choir gallery has limed and gilded linenfold panelling and a staircase with finely carved animals to the gallery front and newel posts. The stained glass in the lady chapel is also particularly fine and is the work of Veronica Whall, a key figure in the Arts and Crafts Movement.

LADY CHAPEL STAINED GLASS, BY VERONICA WHALL. IMAGE: MIKE FOX



The church shares the overall site with St Mary's Catholic primary school and the adjacent church/school hall building which fronts onto Station Road. As a result, the attractive landscaped setting the church enjoys along Kings Rd and on the corner with Station Road is abruptly replaced further along Station Road by an open tarmacked car parking area and accessway serving all three buildings.

Carbis Cottage

Grade II Listed



Carbis Cottage is the most original and least altered of the surviving timber buildings in the conservation area and is a good example of the modest timber-framed cottages that once predominated in the area. It is also the oldest building in the conservation area.

Externally the cottage is clad in white-painted weatherboarding and has a plain clay tiled roof, both traditional features of the area. Whilst the front door, windows and window openings were altered sometime in the 20th century, the remainder of the building is largely original, and in recognition of its special interest it was Grade II Listed in 1982.

Chingford War Memorial

Grade II Listed



A large war memorial in the form of a Celtic cross, designed by W.A. Lewis and unveiled in 1921 by Lord Lambourne and the Bishop of Chelmsford. It was commissioned by public subscription and commemorates the 242 local men that fell in the First World War, as well as those who lost their lives in conflicts since, including both military and civilian casualties.

Its location at the top of Kings Head Hill, at the busy road junction, further adds to its significance.

Restoration of the lettering and improvements to the landscaping in 2019 have been beneficial in enhancing its character.



Across the busy Kings Rd/Station Rd junction from the Catholic church stands the hugely impressive former Bull & Crown public house of 1898, designed in what Pevsner described as “the wildest Loire style”.

It is a substantial and imposing structure in French Second Empire style, built with red brick and buff terracotta, and with a tall slated mansard roof pierced by numerous decorative terracotta dormers, capped by elaborately decorated entablatures and huge urn finials, which make for a dramatic skyline. At ground level a terracotta colonnade makes for an imposing streetscape, quite unlike anything else in the conservation area.

Whilst the original extensive front curtilage of the building has been much reduced over the years, it still provides a suitable setting for this impressive and iconic Grade II Listed building, which is one of the landmarks of the conservation area. It is also only one of two purpose designed public house buildings in the whole borough which are statutorily listed.

The building replaced a much more modest 18th century public house which for years had been the hub of the village, being known locally as “the old town hall”.

With the arrival of the railway and the successful preservation of the nearby forest in the latter 19th century Chingford had become a major destination for day trippers from the East End, and numerous new public houses as well as non-alcoholic “retreats” were erected to cater for the massively increased demand. Among these was the Bull & Crown hotel, which originally featured a billiard hall, and an attached stable where trippers could hire a pony and trap

for rides into the forest. The stables are long gone, since replaced by a brick commercial/residential block which sits along the northern flank of the pub.

North Chingford Methodist Church

Locally Listed



The third church within the Conservation Area is the North Chingford Methodist church between 47 and 49 Station Road, an attractive Perpendicular style building by George Baines & Son erected in 1927. George Baines retired from the practice around this date, so the building is likely the greater part of the work of his son Reginald Baines.

It is constructed of warm brown brick, with stone dressings and window tracery, and a clay tiled roof with decorative copper-clad fleche. Whilst likely not of sufficient special interest to merit statutory listing, the building is nevertheless included on the Council's local list and its location in what is otherwise a continuous retail parade gives it an added interest in the streetscene. The interior is similarly less ornate than other examples by Baines, but it retains substantial original fabric, including pews, the organ, wood panelling and roof trusses.

Elmdene & Summerdown

Locally Listed (pending)

Two almost identical detached homes that overlook the western side of the churchyard, with a design and plan form unique in the area.



Both are handsome red brick buildings with central entrances flanked by bay windows at ground floor and Dutch gables above, with pitched roofs behind. The four large chimney stacks are also notable. Their plan form is akin to a squashed double ended hall house, with a central range capped by two longer side ranges, creating a H-shape.

Their setting is however somewhat diminished by the expanse of hard landscaping to the front, and the lack of green planting found elsewhere along this stretch of The Green.

1-10 The Green Walk

Locally Listed



A terrace of Edwardian properties that runs parallel with The Green, largely in good condition, featuring pitched gables, roughcast render, tiled bay windows, and covered porches. Formerly the site of Parkhill Farm, the properties were developed shortly before the First World War, and their strong detailing and use of good quality materials demonstrates the changing character of Chingford during this period, with the developer evidently attempting to attract affluent residents to the area.

Chingford Lodge/Kilgreana

Locally Listed



IMAGE: GOOGLE MAPS

Chingford Lodge is a brick-built Regency villa and the sole surviving structure from the Chingford Stag hound kennels, established here by Squire William Mellish between 1798 and 1806.

Finished in brown facing bricks and with the low-pitched slate roof and deep eaves typical of buildings of the period, it once occupied a far larger site with its own carriage sweep on the front. Set back from the road the building is now somewhat concealed by later 1920's/30's houses fronting the Green, erected in what was originally part of its front garden.

Despite conversion into two properties the building remains externally largely original in appearance, albeit with plain glass timber sashes replacing the original multi-paned Georgian-style windows. It retains its elegant symmetrical elevation towards The Green but its setting is inevitably compromised by the physical subdivision of the front garden, albeit by planting rather than a fence or wall.



The Kings Head pub is first mentioned in a will of 1732, and gave its name to the adjacent hill, sometime between 1787 and 1812.

Historically, the building has significant local interest, as a long-established local pub, but also as the home of the Manorial Courts of Chingford St Pauls between c.1805 and 1840. Further interest arises from the alleged association with Ivor Novello, who was stationed at Chingford Airfield, and who would play the piano in the bar.

Of brick construction, the front facades are currently finished in painted stucco and with a parapet wall partially concealing the steeply pitched slate roof behind. Along with the multi-paned Georgian-style timber sash windows however, these features are 20th century alterations designed to give the pub a more old-fashioned look. The oldest part of the building appearing to be immediately to the rear of the frontage block, with a lower and shallower-pitched slate roof than the former.

Internally, little original fabric has survived the numerous alterations, extensions, and refurbishments which have taken place to the building over the years, but it remains a key building and a positive contributor to the conservation area.



On a smaller scale, at the junction of Kings Head Hill and Woodberry Way sits 73 Woodberry Way, a modest single storey red brick & fish-scale slate-roofed cottage.

Originally the Gatekeepers Lodge to “Sunnyside”, a substantial house which stood in extensive grounds at the rear of the Kings Head, the lodge is now the only surviving structure, and a rare survival from the first half of the 19th century.

Originally a simple two roomed building, the Lodge was sympathetically restored and extended in the early 1990's. It features a Waltham Forest Blue Plaque.

Chingford Library & Assembly Hall

Despite becoming a borough in 1938 north Chingford had no permanent library or public hall until 1960, when the current Library & Assembly Hall was opened on the site of Green Farm, on the north side of Station Road.

Designed for Chingford Council by Tooley Foster Architects, a long-established Essex architectural practice, the two/three storey brick building is typical of the period and is of a simple design that provides an appropriately muted backdrop to the green. The blank rear and side elevations are of no special interest. It is a predominantly red brick building, with some use of facing stone at ground and first floors, enlivening the two asymmetrical entrances.



Above the Assembly Hall entrance is the Chingford coat of arms, whilst alongside is an attractive full height mural depicting famous events and characters in Chingford's history, erected to celebrate the Millennium. A foundation stone is also located at ground level, noting the 25th anniversary of Chingford's Charter of Incorporation.

Mornington Hall



Of local historic interest is Mornington Hall, a modest single storey building situated at the end of the Green Walk, immediately north of St Peter & St Paul's church.

Constructed of red brick and rendered blockwork, with an artificial slate roof and timber casement windows, the hall was built in 1924 as a private school by Misses Hunt & Nix. A modest schoolhouse was subsequently built next door in 1930 which also still survives today. Used as a British Restaurant during World War II, and later as a public hall, it is a continuing local resource to the area.

15 – 25 Station Road, and 27 – 33 Station Road



Two three-storey interwar shopping parades that define the southern boundary of the conservation area. Whilst each is unique, they are both broadly in a vague neoclassical style, and akin to John Nash's work around Regent's Park, where a terrace of individual properties is given the effect of a large singular grand house. The steeply pitched roofs on both buildings adds to their height, giving the effect of four storeys.

In the case of Nos.15-25 this includes a large central pediment gable topped by scroll work and ball finials, with giant order pilasters at either end topped by a pediment. The brick work beneath the windows is in herringbone pattern, and a large central date plaque records the erection as 1935.

Nos. 27-33 followed a year later in 1936 and is a somewhat plainer block, although still features similar detailing, including herringbone brickwork, central pilasters, and some scroll work at high level.

39 – 47 Station Road



A more sedate shopping parade design, compared to its immediate neighbours, but still handsome nonetheless, with contrasting brick detailing, six over six sash windows, and four chimney stacks. Three balconies featuring large stone balusters were removed at some point between 2015 and 2016, which has lessened the overall effect. Like the adjacent parades, the steep pitch of the roof, as well as prominent chimney stacks, adds to the buildings height.

Co-op Building

The Co-op building on Station Road is a two-storey mock-Tudor/arts and crafts style building, featuring black and white painted timber panelling, gable ends, and a varied roofline. It replaced more authentic timber framed buildings on the south side of the green with more established histories, and whilst not



of sufficient interest to merit local listing itself, it nonetheless makes a positive contribution to this part of the conservation area. The large piece of blank brickwork at its western end could be improved.

SHOPFRONTS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

No shopfront within the conservation is an original surviving example, with the majority being modern replacements. As such, there are no frontages that are considered to merit local listing.

However, a handful of shopfronts do follow the broad principles of what is considered to be appropriate, and this section highlights these. More detailed information about what makes a suitable shopfront can be found in the Council's Shopfront SPD.

Helen's Coffee shop, 5 Crown Buildings

A traditional shopfront design, formerly a butchers, featuring a deep glazed stallriser, a large singular shop window and side entrance door, and a number of smaller lights above which helps break down the overall mass. The shopfront sign above respects the corbels and is appropriate in terms of its size, and the awning is of a traditional character.



Costa Coffee, 45 – 47 Station Road

A modern shopfront, but arguably the best in the conservation area. Spread across two units, it features a shallow stallriser, two central doorways with top-lights, and large clear windows. Overall it is a well-proportioned frontage, with simple but effective signage, with appropriate use of colour.



Lloyds pharmacy

Proportionally, there is merit in this shop frontage, with a central entrance slightly recessed and flanked by chamfered windowpanes. The signage too is simple and uncluttered, albeit finished in modern materials.



ASSESSMENT OF CONDITION

In a broad sense the conservation area is considered to be in a good condition, largely unaffected by insensitive new developments, and with the majority of its buildings still contributing positively to its special character and interest. As an area, Chingford has not witnessed the scale of change found elsewhere in the borough, and the built and spatial fabric of the conservation area remains almost entirely the same as when the previous appraisal was adopted, some 10 years ago, with no major demolition or redevelopment works taking place within the conservation area boundary.

Since 2004 external changes to dwelling houses have largely been controlled by an Article 4(2) Direction, so the gradual erosion of the special character has been mostly avoided. As such, individual residential properties within the conservation area are, on the whole, well maintained, particularly their street frontages, although there are some instances of inappropriate materials being used, notably with regards windows, doors and roofs, that cause some detrimental impact. uPVC windows, concrete roof tiles, and composite front doors should almost always be avoided. There are thankfully few unsightly satellite dishes within the area.

The gradual loss of some front garden walls and planting, and the paving over of some front gardens for off-street parking has inevitably contributed to the loss of greenery and the erosion of the traditional division between private garden and public street. Whilst this is not a major issue in the conservation area, it is nonetheless something to be mindful of when future planning applications are assessed.

The public buildings, notably the churches and public houses, are in similarly good overall condition, owing to their listed or locally listed status, and continued long term use. Since the last appraisal the condition of St Peter & St Paul's has improved, with major repairs taking place to the building at high level. The Church of Our Lady of Grace & St Teresa of Avila does however suffer from cracking and subsidence problems to its west end, with the main window currently boarded up. The diocese are aware of this issue, and it is being looked into, although it may need to be added to Historic England's At Risk Register at the next update. The Library and Assembly Hall are largely in acceptable condition, although the replacement of its windows with uPVC examples at some point in the past does regrettably detract from the whole.

The main architectural detractor to the condition of the conservation area are the commercial buildings, both at street level where the majority of shopfronts are of little value, and above, where there is a preponderance of uPVC windows and loss of detailing. Both of the main shopping terraces – on Station Road and The Green – suffer from this, and as they are a large aspect of the conservation area it inevitably detracts in quite a significant way. Shopfront restorations would considerably enhance the character of the conservation area, as would more stringent attention to the replacement of upper floor windows.

The rear car parks to these shopping parades, some inside and some outside the conservation area boundary, are also detrimental, being unlandscaped and simply large expanses of tarmac and associated marking and signage. Whilst these are mostly out of view from the centre of the conservation area, they do represent a poor southern boundary to the area.

Traffic levels also inevitably have an adverse impact on the special character or appearance of the area, with the Kings Head Hill/Ridgeway and Station Road/Kings Rd junctions being particularly inhospitable due to constant high levels of through traffic, and the associated signage/road markings/crossings required to control it. The Station Road/The Green junction is particularly detracting, obscuring as it does clear views of the former Bull and Crown and the Church of Our Lady of Grace & St Teresa of Avila.

The conservation is largely fortunate that most of its buildings make a positive, or at the very least a neutral contribution to its character. However, there are a few that can be seen as negative contributors and sites for future improvement.

The 1970's police station next to the Kings Head is unfortunately a particularly prominent example, being a bulky and bland example of 1970's architecture, out of keeping with its surroundings. Similarly, The Beeches on the corner of Woodland Road and The Green, is a fairly typical example of a late 70's block of flats, somewhat out of character with the area in terms of scale and design. No. 37 Station Road, whilst not especially noticeable as being 'bad', does little to enhance the conservation area, and sits uncomfortably in between the two interwar shopping parades of better quality and detail. Finally, St Mary's Roman Catholic School, adjacent to the Church of Our Lady of Grace & St Teresa of Avila, makes little architectural contribution to the character of the conservation area, and its tarmacked forecourt overlooking the Green, containing wheelie bins and other associated items, is detrimental to the conservation area.

The subsequent management plan will address some of these issues in greater detail.

APPENDIX ONE – STATUTORY LIST DESCRIPTIONS

THE BULL AND CROWN PUBLIC HOUSE

List Entry Number: 1065584

THE BULL AND CROWN PUBLIC HOUSE, THE GREEN E4

Grade II

Date first listed: 24-Feb-1987

Large public house. 1898. Red brick, buff terracotta. Tall slated mansard roofs to eaves. Second Empire style. 2 storeys plus heavy dormer storey. 4 bays, outer ones advanced slightly, linked by further advanced ground floor canopy, supported by square Corinthian panelled piers. Square-headed mullioned and transomed terra-cotta architraved windows of 2 and 3 lights, those to outer bays pilastered. Heavy modillion cornice. Two tiers of dormers to outer bays, the upper within pedimented round-headed windows. Single tier to inner bays, with small semi-circular pediments. Crowning finials to dormer pediments. Terracotta balustrade to colonnade and to outer bays above cornice. Interior not seen.

CARBIS COTTAGE

List Entry Number: 1357629

CARBIS COTTAGE, THE GREEN E4

Grade II

Date first listed: 23-Dec-1982

Cottage. Probably C17. Timber framed, weatherboarded, plain tiled roof 2 bays. 1 storey and attic. Central entrance, square-headed with gabled porch. C20 door. Square-headed windows to ground floor; C20 casements. Gabled casemented dormers. Brick stack to right return. Interior not inspected.

Chingford War Memorial

List Entry Number: 1418307

JUNCTION OF KINGS HEAD HILL AND THE RIDGEWAY, CHINGFORD, LONDON

Grade II

Date first listed: 20-Jan-2014

War memorial cross unveiled in 1921, designed by WA Lewis. MATERIALS & PLAN: constructed from granite, with an octagonal stepped paved base. It stands in a paved area within a small garden at an intersection on the edge of the former village green. DESCRIPTION: the memorial has a tapered square shaft surmounted by a Celtic cross. The rectangular granite plinth has applied lettering on each face, the front of which is inscribed 'IN / GRATEFUL REMEMBRANCE / OF THE / MEN OF CHINGFORD / WHO DIED IN THE SERVICE OF THEIR COUNTRY / IN THE / GREAT WAR 1914-1918 / "WE ARE THE DEAD..... / TO YOU FROM FAILING HANDS / WE THROW THE TORCH / BE YOURS TO HOLD IT HIGH"', and on the frame to the panel: 'AND OF THOSE WHO LOST THEIR LIVES 1939 – 1945'. A panel applied to

the plinth step is inscribed 'IN MEMORY OF THE FALLEN OF CHINGFORD / 1945 TO PRESENT DAY, LEST WE FORGET'. The other sides of the plinth are inscribed with the names of the 242 fallen soldiers from WWI.

CHURCH OF ST PETER AND ST PAUL

List Entry Number: 1065582

CHURCH OF ST PETER AND ST PAUL, THE GREEN E4

Grade II*

Date first listed: 28-Jun-1954

Church. 1844 by L Vulliamy; eastern parts added in 1903 by Sir Arthur Blomfield. Gault brick with flint flushwork. Low pitch slate. Decorated Perpendicular Gothic style. 4-bay naves, aisled chancel, clerestory to chancel only. Western tower of 3 stages with parapet, pinnacles and spire with flying buttresses to corners. Nave with 2-light traceried windows; flushwork between windows and buttresses. Crenellated parapet. South porch. 3 bay aisled chancel with 3- light Perpendicular windows and circular piers to arcades. Interior understood to contain C12 font of Purbeck marble and early C18 pulpit.

CHURCH OF ST PETER AND ST PAUL CHURCHYARD GATE AND GATEPIERS (SOUTH OF CHURCH)

List Entry Number: 1357628

CHURCH OF ST PETER AND ST PAUL CHURCHYARD GATE AND GATEPIERS (SOUTH OF CHURCH), THE GREEN E4

Grade II

Date first listed: 24-Feb-1987

Pair of gates and gatepiers. Mid C19. Cast-iron. Included for group value.

CHURCH OF ST PETER AND ST PAUL CHURCHYARD GATES AND GATEPIERS (NORTH OF CHURCH)

List Entry Number: 1065583

CHURCH OF ST PETER AND ST PAUL CHURCHYARD GATES AND GATEPIERS (NORTH OF CHURCH), THE GREEN E4

Grade II

Date first listed: 24-Feb-1987

Pair of gates and gatepiers. Mid C19. Cast-iron. Included for group value.

CHURCH OF OUR LADY OF GRACE AND ST TERESA OF AVILA

List Entry Number: 1271998

CHURCH OF OUR LADY OF GRACE AND ST TERESA OF AVILA, KINGS ROAD E4

Grade II

Date first listed: 16-Jul-1997

Roman Catholic church. Foundation stone laid 4 October 1930. GW Martyn architect. Brown brick in Sussex bond with Ketton stone dressings, oak timber frame and tiled roof. Gothic Revival style. PLAN: west tower, 5 bay nave with aisles, north and south transept chapels and south porch. EXTERIOR: west tower is of 2 stages and has crenelated parapet. Double cinquefoil-headed windows with hood mouldings and offset buttresses. Nave west front has large traceried window and central arched door case flanked by sidelights. Triple cinquefoil-headed light windows to nave flanked by buttresses and triangular rooflights. Large oak framed south porch with patterned curved braces and carved bargeboards. No change in roof pitch to chancel which has gabled transept chapels with large arched windows of triple ogees and rose window to east end. INTERIOR: Ketton stone arcade on octagonal columns. Unusual roof of Austrian oak is an amalgamation of arched braces and crownpost on elaborately carved corbels. West choir gallery has limed and gilded linenfold panelling and staircase with finely carved animals to newel posts and gallery front. Flooring of unglazed ceramic tiles to nave but green and white marble to chancel and chapels. The Lady Chapel has a contemporary stained glass window and an altar with a painted reredos. The Sacred Heart Chapel has a moulded stone pedestal for the figure of Christ and a Crown of Thorns stained glass cinquefoil window. The High Altar has an imposing stone reredos and elaborate limed and gilded oak panelling. This church has unusually fine materials and carving for the period and the choice of Gothic Revival style is most unusual for a Roman Catholic church.

APPENDIX TWO – LOCAL LIST DESCRIPTIONS

Chingford Methodist Church E4

A Methodist church design by George Baines & Son, opened in 1927, shortly before George Baines retired from the practice and therefore likely the greater part of the work of his son Reginald Baines.

The church is in a perpendicular style, less elaborate than the Winchester Road example, but still a handsome addition to the street scene. The interior is similarly less ornate than other examples, but it retains substantial original fabric, including pews, the organ, wood panelling and roof trusses.

1-10 (all) The Green Walk E4

A row of substantial detached Edwardian houses built on the site of Parkhill Farm, now within Chingford Green Conservation Area.

“Kings Head” public house, Kings Head Hill E4

Long established village pub first referred to in 1782 but now much altered and extended. The hill takes its name from the pub, and the Manorial Courts were held there until 1840. Now within Chingford Green Conservation Area.

In addition, the composer, actor and entertainer Ivor Novello was based at the Chingford Aerodrome during the First World War, and, reputedly, would frequently play the piano in the Kings Head for the benefit of the other Airmen.

The Lodge & Kilgreana E4

Originally a singular early 19th century property known as Chingford Lodge, now subdivided into two houses. Probably part of the Chingford Staghound kennels established here by William Mellish between 1796 and 1806.

73 Woodberry Way E4

An early Victorian gatekeepers Lodge to “Sunnyside House”, in a simple vernacular style with a fish-scale tiled roof.

Summerdown & Elmdene E4

A pair of detached houses in a muted arts and crafts style, featuring Dutch gables, bay windows, and prominent chimney stacks. They make a positive contribution to the street-scene and the Chingford conservation area in which they are located.

GLOSSARY

Arts and Crafts

A style of architecture that developed in the late 19th century, with a strong emphasis on craftsmanship, use of traditional materials, and medieval, romantic and folk styles of decoration.

Art Deco

A style of architecture that flourished in the 1920s and 1930s, characterised by bold geometric designs, clean lines, and streamlined decoration. Originating in Paris in 1925, Art Deco became one of the first international styles of architecture.

Capital

The crowning or uppermost part of a column, often decorated.

Corbel

A block of stone or timber, often decorated, projecting from a wall to support a beam or other weight. Corbels are found abundantly within the conservation area, as decorative features in between individual shop fronts.

Crittal (window)

Steel framed windows, often associated with Art Deco and Modernist architecture. Characteristically hardwearing and durable.

English Bond

In Brickwork, the pattern of long sides (stretchers) and short ends (headers) produced on the face of a wall by laying bricks in a particular way. English Bond is the result of the repeated pattern of a row of stretchers, followed by a row of headers. (Flemish Bond by contrast is produced by alternating stretchers and headers in the same row.)

Fascia

A horizontal banding on a building frontage. In the context of the conservation area fascias are most commonly seen above shopfronts, where shop names are located.

Finial

A decorative topmost feature that projects above a roofline, e.g. a small spire or pinnacle..

Gable

An area of wall, often triangular but not exclusively, at the end of a double pitched roof. Gables come in several different styles including Dutch, Shaped, Crowstep and Kneelered.

Gothic Revival

A style of architecture with origins in the late 18th century, but which flourished in the mid-to-late 19th century. It drew heavily on original medieval gothic style, particularly with pointed arches, spires, and was regularly used for large public buildings and churches of the period.

Herringbone Work

Brickwork pattern produced by diagonally placing long ends in alternating rows.

Keystone

The middle and topmost stone in an arch or vault.

Kick plate

A metal strip protecting the lower part of door, most commonly used in commercial and industrial premises, where the door is frequently accessed and liable to scuffs and damage.

Mullion

A vertical masonry division between window panes or 'lights'.

Pediment

In classical architecture a formalised gable derived from that of a temple, often triangular. In the context of the conservation area, pediments are often seen above doors and windows as decorative features, and can be found in a number of different shapes including triangular and segmental.

Pilaster

A part pier or column that projects slightly from a flat wall, often used to divide between shopfronts.

Quoins

Dressed stones at the angles of buildings, typically alternating between long and short.

Soffit

The underside of an arch, a ceiling, a vault, a balcony etc.

Stall-riser

Panels which occur below shopfront windows, often solid timber or tiled. Traditionally they were used as part of the display area when shops were open, but they also provide some protection to the shopfront at street level.

Terracotta (& Faience)

Moulded clay products commonly seen in the form of decorative detailing, as well as larger glazed slabs or tiles fixed as external cladding to buildings. Its use as a building material was common during the late-nineteenth and early-twentieth centuries, particularly for its durability in urban environments.

Transom

A horizontal masonry division between window panes or 'lights'.

CHINGFORD GREEN CONSERVATION AREA MANAGEMENT PLAN

November 2020



CHINGFORD GREEN CONSERVATION AREA MANAGEMENT PLAN

CONTENTS

Introduction	3
Materials & Best Practice	5
Roofing	5
Rooflights	6
Windows	7
Doors	8
Satellite dishes	9
Exterior facing treatments	9
Shopfronts	10
Demolition	12
Trees	12
Enhancements	14
Shopping parades	14
Traffic calming and car parking	15
Front garden planting	16
Signage and interpretation	16
Public realm works	16
Monitoring & Review	18
Actions	18
Document Review	18
Conservation Area Boundary Review	20
Key Contacts	21

INTRODUCTION

The main purpose of conservation area designation is to acknowledge, protect and enhance special character and identified historic and architectural significance. This management plan provides guidance on how this will be achieved.

Individual owners and occupiers are responsible for the management and maintenance of their own buildings, but the council will use its planning powers to ensure that the special architectural and historic interest of Chingford Green is protected over time. Only development proposals that maintain or enhance the conservation area will be supported.

Within conservation areas most external changes to properties will require approval from the local planning authority. Changes requiring consent may include replacing front facing windows and doors, changing shopfronts, painting brickwork, reroofing and installing rooflights, extensions, alterations to boundary walls, and the positioning of satellite dishes. Demolition of buildings within conservation areas will almost always require planning permission.

In the specific case of the Chingford Green Conservation Area, the requirement for planning permission is largely as a result of an Article 4(2) Direction, that removes certain permitted development rights from dwelling houses. More information on this is available on the council's website: <https://www.walthamforest.gov.uk/content/conservation-areas-and-listed-buildings>.

Additionally, shops and flats do not benefit from permitted development rights, and as such alterations to these will also require planning permission. Alterations to statutorily listed buildings will require listed building consent, in addition to planning permission.

The three churches are exempt from listed building consent, but will need to seek Faculty consent for alterations to interiors, as well as planning permission for any external changes.

Where changes and development are carried out without consent, the Council's Planning Enforcement team will investigate and consider whether to take action against owners, including requiring them to undo harmful changes. It is a criminal offence to carry out works to a listed building without obtaining consent beforehand, with the maximum penalty being two years' imprisonment or an unlimited fine.

To assist owners and occupiers this management plan provides broad guidance on the types of materials and changes that will maintain and enhance the conservation area, and which the council will look on favourably when applications are received. Each planning application is assessed on its individual merits, and prior to beginning work advice should always be sought from the council's conservation officer and Development Management team.

Waltham Forest Council's website contains information about applying for planning permission and pre-application advice:
www.walthamforest.gov.uk/servicecategories/planning-permission, and further information can be found on the Planning Portal website:
www.planningportal.gov.uk.

MATERIALS & BEST PRACTICE

The following subheadings seek to provide an overview of the materials and common features seen in the conservation area, and to provide a general steer as to what will be considered acceptable when changes are proposed.

Roofing

Roofing materials were traditionally grey Welsh slate for most early 19th century and Victorian properties, and machine-made plain clay tiles for most Edwardian and inter-War buildings. These finishes still predominate within the area, and where they remain the Council will seek to retain or have them replaced like for like.



PLAIN CLAY TILES ON THE GREEN WALK

Exceptions to the prevalence of slate roofing can be found in the hand-made plain clay roof tiles surviving on Carbis Cottage, the asbestos cement slates on Mornington Hall, and, unfortunately, the occasional replacement of original finishes with inappropriate concrete tiles. The use of concrete tiles detracts from the conservation area and its sense of uniformity, and so the council will look favourably on applications that replace such roofs with natural slate or clay tiles.



**HAND-MADE CLAY TILES AT CARBIS COTTAGE.
IMAGE: MIKE FOX**

Artificial slate will generally not be accepted on roofs visible from street level, due to its untextured shiny appearance. Where roofs are not visible from street level a more pragmatic approach may be adopted, and in some instances synthetic materials may be suitable. However this would not apply to listed buildings, where original appropriate materials will be expected.

The Council will also seek to retain, and where possible seek reinstatement of, the area's characteristic chimney stacks. Typically topped with either yellow clay or terracotta chimney pots, many of these original stacks have regrettably been lost over the years, so their reinstatement would be a positive action beneficial to the character of the conservation area.

Rooflights

Front facing rooflights are almost entirely absent from the conservation area, save for a small number visible on side elevations on the Edwardian properties on The Green Drive, and one above the shopping parade on The Green. Two other notable exceptions are the Kings Head Pub, where front facing rooflights are concealed behind the parapet level, and the small triangular dormers on the Church of Our Lady of Grace and St Teresa of Avila.



ONE EXAMPLE OF A VISIBLE FRONT FACING SKYLIGHT ABOVE THE RETAIL PARADE ON THE GREEN (LEFT), WHILST THE KINGS HEAD PUB HAS CONCEALED SKYLIGHTS BEHIND THE PARAPET (RIGHT).

Generally, rooflights will not be permitted on front facing roof slopes, but they may be acceptable on rear slopes not visible from public locations. In those instances where approval is given, conservation standard rooflights will be expected, flush with the roof tiles so as to cause the least visual impact and harm.

Windows

Timber windows, whether box sashes or casements, are the original features for all domestic buildings within the area, and where they remain the council will encourage their repair and restoration, or replacement like-for-like in timber and style. Removal of timber frames for replacement with uPVC will not be supported.



TIMBER WINDOWS AT SUMMERDOWN AND THE KINGS HEAD PUBLIC HOUSE

Although some properties have retained their original windows, in many cases these have been replaced with crudely detailed picture windows or casements in UPVC, timber or aluminium – often with a white or off-white finish. This departs from traditional finishes and limits the conservation area's sense of uniformity. This is particularly common above the shopping parades.



POORLY PROPORTIONED UPVC WINDOWS ABOVE THE RETAIL PARADES ON STATION ROAD

Applications that seek to reinstate timber window frames where currently there is uPVC will generally be supported, whilst replacement of uPVC with new uPVC will be discouraged. Changes in window size and location will generally be discouraged, unless a clear and convincing rationale is provided for doing so.

In some cases, the Council may consider other materials for replacement windows, providing they are of good quality and have a slim profile. However, this would be on a case by case basis, requiring clear and convincing justification and sufficient details, and subject to a successful planning application.

Metal Crittall-type windows feature in a small number of instances, notably on Tudor Lodge on The Green, and originally in the Library and Assembly Hall, although the latter's original slim frames were replaced some years ago with chunky frames of little quality. Metal windows would also have likely been the original windows on the two shopping parades of 1935 and 1936 on Station Road, although these have since been replaced with uPVC windows of varying styles, to the detriment of the conservation area.



CRITTALL WINDOWS AT TUDOR LODGE

All three of the churches within the conservation area feature leaded and stained glass, some of exceptional quality, and it is expected that these will be conserved and protected.

There are a number of potential enhancements regarding windows that could be made to benefit the conservation area as a whole, and these are noted below.

Doors

Inappropriate front doors, usually mass-produced hardwood examples of dubious style, have also replaced some of the original Victorian & Edwardian

doors within the conservation area, although again, Chingford fares better than other conservation areas in the borough with regards its general overall condition, and many good examples remain, particularly on The Green Walk.

Where original Victorian and Edwardian doors remain, the council will encourage their repair and restoration, or replacement like-for-like. Removal of such doors will not be supported, while applications seeking to reinstate them where they have been removed will likely be supported.

Satellite dishes

Satellite dishes are a common problem in many conservation areas, however around Chingford Green they have only been a minor problem, as enforcement action has generally kept pace with the limited number of transgressions. In the small number of instances where satellite dishes are found in the conservation area, their removal and repositioning in discrete locations will be encouraged.

New installations will not be permitted on the fronts of buildings, although in any case it is hoped that overtime this problem will diminish, with satellite companies increasingly providing services through fibre-optic cabling without the need for dishes.

Exterior facing treatments

By far the most common facing building material in the conservation area is exposed brick, in almost the full range of colours available; cream, yellow, brown, buff, red and orange. Whilst each case will be assessed on its own merits, where brickwork is exposed the preference will be for its retention as such, avoiding the use of external renders. Owners should ensure the correct mortar type and style is used when repointing brickwork, paying close attention to what already exists at the property.

Arts & Crafts-inspired roughcast render is in evidence on some properties, usually as a “half” finish on upper floors, such as on properties on The Green Walk, and it is expected that this will be maintained. Poor replacement, or replacement with inappropriate materials, can be detrimental to the character of the conservation area, evidenced at No.2 Jubilee Villas, where the use of lemon-coloured smooth render detracts from the aesthetic of the whole terrace.

As with exposed brickwork, timber faced properties will be expected to be maintained and preserved on a like for like basis. The use of timber facing is characteristic of the conservation area, and its removal would be detrimental.



SMOOTH RENDER AT THE FIRST FLOOR OF NO.2 JUBILEE VILLAS DISRUPTS THE OVERALL LOOK OF THE ENTIRE TERRACE, WHICH ORIGINALLY WOULD HAVE BEEN ENTIRELY ROUGHCAST RENDER.

Shopfronts

The numerous commercial units within the area have not been immune from ill-considered alterations over the years, with almost all the original shopfronts having been replaced at some time with modern aluminium examples, including numerous poor-quality external security grilles and crude and gaudy fascia/shop signs.

All these unsympathetic changes detract from the originality of the shopping parades and their special character and appearance, and as the shop frontages make up a considerable amount of the conservation area, the impact should not be understated. Consequently, it is vital that changes to shop units respect and enhance the character of the conservation area.

Consistency of design and proportion is crucial when considering changes, and applications that make use of traditional materials such as timber and brick, feature simple fascia signage, and protect and reintroduce features such as stall risers and corbels, will be looked on favourably.

Garish illuminated signage, and signage that projects forwards from the frontage, will not be supported. Nor will solid security shutters that generally have a deadening effect on the appearance of streets. Where security measures are required, toughened, laminated glass or internal open mesh shutters can be installed. This allows light from the shops to penetrate the street and reinforces illumination from street lights, helping to create active

frontages and a safer place for people to walk at night, even after shops have closed.



THE SHOPPING PARADE ON THE GREEN FEATURES A MIXTURE OF SHOPFRONTS, ALTHOUGH MOST ARE OF LITTLE VALUE TO THE CONSERVATION AREA IN TERMS OF THEIR DESIGN.

Merging shop units together to increase floorspace may be acceptable, but signage and shopfronts should respect the proportions of the terrace, and not seek to be dominant in their environment. Merging units together should not result in the removal of features such as corbels which divide individual units. The success of the Costa Coffee shopfront is due in a large part to the sensitive merging of two units whilst retaining appropriate proportions.

Similar careful consideration must also be given to attempts to further subdivide single shop units into 'half units', as this too can upset proportions and the rhythm of the whole shopping parade. This is not yet a feature seen in the Chingford Green Conservation Area, but it warrants mention as it has taken place elsewhere in the borough. Smaller divisions would also likely result in an increased in the amount of signage in the conservation area, which is to be avoided.

The council has a Supplementary Policy Document (SPD) on shopfront design which provides much greater detail, and this should always be consulted when considering making changes to frontages. This can be viewed [here](#).

Demolition

Planning permission is required for the total or substantial demolition of any building within a conservation area, and any wall, gate or fence over 1 metre in height. If you are proposing any demolition work, please contact the Development Management Team for advice. The Chingford Green Article 4(2) Direction also requires planning permission prior to alterations to boundary enclosures.

Demolition of buildings and structures that make a positive contribution to the conservation area will not be supported in planning.

Trees

At present there are a large number of Tree Preservation Orders protecting trees within and around the grounds of Carbis Cottage and the Chingford Lodge/Kilgreana. The churchyard of St Peter and St Paul's is also covered by a group order.



TREE COVERAGE IN THE CHURCHYARD OF ST PETER & ST PAUL

The local authority must be notified of any proposed works to trees within the conservation area at least six weeks before work begins. This gives the council an opportunity to assess the tree and consider protecting it with a Tree Preservation Order.

You do not need to give notice of work on a tree in a conservation area with a trunk less than 7.5 centimetres in diameter, measured 1.5 metres above the ground (or 10 centimetres if thinning to help the growth of other trees).

For further guidance on carrying out works to trees within conservation areas, the council's Tree Preservation Officer can be contacted on:
urbandesign@walthamforest.gov.uk.

Please note - If you deliberately destroy a protected tree, or damage it in a manner likely to destroy it, you could be liable to an unlimited fine. You could also be fined if you cause or permit such work. Other offences can lead to fines of up to £2,500.

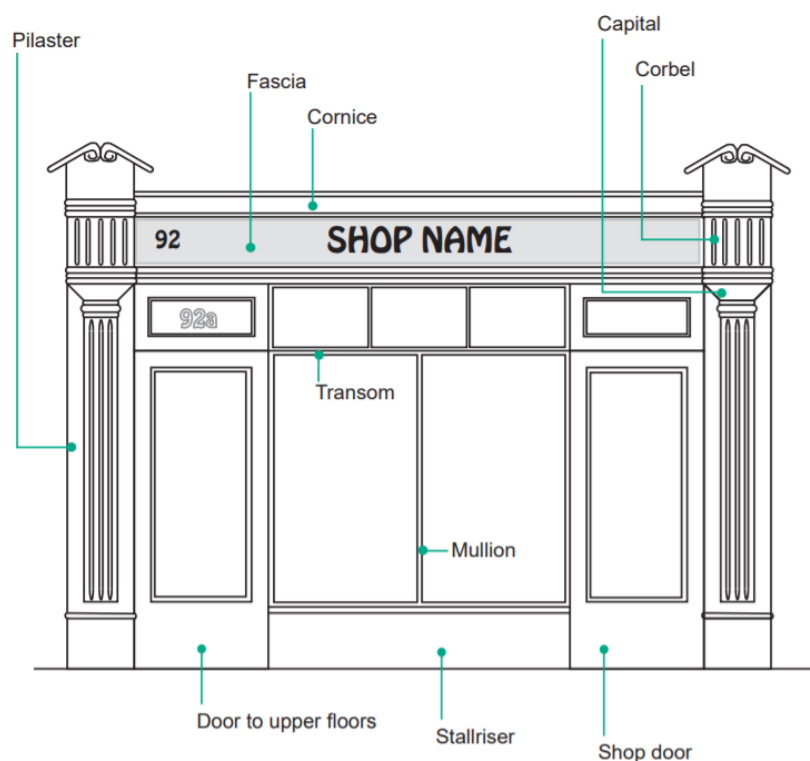
ENHANCEMENTS

In addition to the careful management and maintenance of existing buildings and spaces within the conservation area, there are a number of potential ways that its character could be enhanced through positive active change, and these ideas are discussed in this section. These changes include actions that could be taken by the council as well as businesses and private owners.

Shopping parades

A considerable part of the conservation area's street frontages is given to retail premises, which at present are largely disunified and incoherent in terms of their architectural language. Shopfront renewal and enhancement works would consequently have a considerably positive impact on the character of the conservation area. A comparable example of the positive effect of such works can be seen in the St James Street Conservation Area in Walthamstow.

In addition, the three shopping parades on Station Road are of some architectural interest in their own right, as interesting examples of interwar commercial buildings. However, their current condition is somewhat poor, owing to inappropriate materials such as uPVC windows and loss of original detailing. A scheme of restoration works to these three buildings could bring substantial benefits to the conservation area, reinstating the lost grandeur of these buildings.



AN EXAMPLE OF A WELL-PROPORTIONED SHOPFRONT DESIGN, AS ILLUSTRATED IN THE COUNCIL'S SHOPFRONT SPD

A more minor enhancement could be the use of the small expanse of brickwork on the Co-op building, for artistic or local heritage purposes. A well-executed mural, or information relating to the history of the conservation area would be positive, and could be a joint project for the council, the local community, and the Co-op to pursue.



THE SMALL EXPANSE OF BRICK AT THE CO-OP, WHICH COULD BE BETTER UTILISED

Traffic calming and car parking

As noted in the Conservation Area Appraisal, the car parks to the rear of the shopping parades are considered to be visually detrimental to the character of the conservation area, and where possible improvements should be sought. This could include greater use of planting, and better improved boundaries, so that this part of the conservation is enhanced.

The carpark to the front of St Mary's Catholic School is also detrimental, to the character of the conservation area generally, and specifically to the setting of the adjacent listed church. Its removal entirely would be the most preferable option, although more minor works are likely to be more realistic, such as improving the landscaping and pathway directly in front of the church, and providing some planting.

The two main road junctions within the conservation area are also visually detrimental, being several lanes wide and inhibitive to the otherwise calm character of the area. Traffic calming measures may be one way to improve this aspect of the conservation area.

Front garden planting

In several instances, front gardens of residential properties within the conservation area have been diminished over time, through removal of planting and loss of original boundary walls. For instance, Elmdene and Summerdown, two buildings of local interest, suffer from poor quality and overly-hard landscaping, devoid of any green planting.

Such improvement works would make a considerable contribution to enhancing the conservation area, as well as the setting of the listed church opposite. Other examples exist elsewhere in the conservation area where improvements to front boundaries would benefit the conservation area as a whole.



ELMDENE AND SUMMERDOWN, WITH FRONTAGES ENTIRELY DEVOID OF GREEN PLANTING

Signage and interpretation

The conservation area contains one interpretation board detailing some of the history of the area. Additional boards placed in sensitive locations may be beneficial, to better inform the wider public of its conservation area designation and to celebrate its distinct and unique character.

Public realm works

Whilst nothing in the way of original floorscape survives within the Conservation Area, and most of the roads within the area and some of the

footpaths have generally been surfaced using either tarmac or modern “modular” paving slabs, there may be scope for enhancement through more careful and considered material use.

The substantial amount of tarmac around the church of Our Lady for instance does little to contribute to the character of this part of the conservation area, and a more considered approach may be beneficial.

MONITORING & REVIEW

Actions

- I. The Council will ensure that new development within the Conservation Area preserves or enhances the character or appearance of the area, including key buildings and views, in accordance with the National Planning Policy Framework and the Council's own local plan policies. Inappropriate forms of development would not be supported.
- II. The Council will ensure that unauthorised development is subject to effective enforcement action wherever practicable, to protect the special character or appearance of the Conservation Area.
- III. Within budgetary limits the Council will continue to offer Historic Buildings Grants for the repair or restoration of buildings of architectural or historic interest within the Conservation Area, and will target those properties that have been unsympathetically altered to try to secure the desired improvements noted in the Appraisal.
- IV. The Council will ensure that all advertising and signage proposals that require planning consent will respect the character and appearance of the Conservation Area in terms of siting, size, number, materials, colours, illumination etc., in accordance with best practice guidance. Wherever possible the Council will take enforcement action against unauthorised advertising and signage which does not preserve or enhance the character or appearance of the area.
- V. The Council will consider serving Tree Preservation Orders in appropriate cases where a tree of high amenity value is considered to be under threat. These will include trees both within and outside the area where they contribute to the setting of the Conservation Area or views identified in the Appraisal. The Council will maintain and replace as necessary the street trees within the Conservation Area, and continue to provide free professional advice on all tree matters as and when required.

Document Review

The following actions are taken to ensure that the Appraisal and Management plan are accepted and acted upon:

- I. Public Consultation: The Appraisal and Management will be the subject of a period of public consultation where views expressed will be taken into account when preparing the final document for Council adoption.
- II. Document review: This document should be reviewed every five – ten years in the light of the Local Development Framework and emerging

government policy. Any review should assess whether the conservation area's condition as changed over time, incorporate any notable changes to the built character of the area, and provide further management guidance and suggestions as appropriate.

CONSERVATION AREA BOUNDARY REVIEW

In undertaking this review, consideration has been given to whether the conservation area boundary should be amended - either extended or reduced in size.

Officers consider that whilst there may be a case for increased designation in the north Chingford area, notably further along Station Road and The Drive, it would not be appropriate to include these areas within the Chingford Green Conservation Area.

The Chingford Green Conservation Area has a specific and unique character, that is principally focussed on the very heart of the early-modern settlement, stretching back several hundred years. As such, its boundaries are quite tightly proscribed, and there is little justifiable scope for extending it. Its character is also quite different from that of the rest of Station Road and surrounding streets, which are almost wholly products of the late Victorian and the Edwardian era.

As such, this review does not recommend changing the existing conservation area boundary.

Officers are of the view however that there may be scope for an additional conservation area, which would focus on Chingford's late Victorian and Edwardian character, combining the suburban development found on The Drive and surrounding streets, with the train station and the commercial frontages of Station Road. This area would contain a number of listed and locally listed buildings, and would appear to be a strong contender for conservation area designation.

Officers intend to prepare an evidence base for a potential new conservation area, which would be subject to full statutory consultation in due course. In light of this, in addition to commenting on the contents of the Chingford Green conservation area appraisal and management plan, we would welcome any views or comments you may have on a potential new conservation area in Chingford.

KEY CONTACTS

For any queries relating to conservation areas or listed buildings please contact the council's Conservation Officer.

Email: urbandesign@walthamforest.gov.uk

Phone: 020 8496 6737

For advice on submitting a planning application, whether planning permission is required, or to apply for advertising consent, please contact the council's Duty Planning Officer.

Email: dcmail@walthamforest.gov.uk

Phone: 020 8496 3000

For enquiries about tree preservation orders or works to trees within conservation areas please contact the council's Tree Preservation Officer.

Email: urbandesign@walthamforest.gov.uk

Phone: 020 8496 2189